

EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00120 / Blacks Hatchery & Turkey Farms Inc., & Verizon Wireless

Approved Development

1. This approval authorizes the co-location, construction and operation of one unmanned wireless communications facility disguised as a faux chimney, consisting of the following:
 - a. One (1) 2'-0" new Verizon Wireless Antenna to be mounted on top of a 4'-0" faux chimney on the roof of an existing structure
 - b. Four (4) new Verizon Wireless Remote Radio Units to be installed within the 4'-0" faux chimney
 - c. One (1) new GPS antenna
 - d. One (1) new Verizon Wireless ground mounted equipment cabinet to be located within a 3'-6" x 10'-0" Verizon Wireless (VZW) lease area.
 - e. New 6'-0" wooden fence around the VZW lease area
 - f. Underground installation of electrical utility lines and telco lines.

Conditions required to be completed at the time of application for construction permits

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan and architectural elevations.
3. **At the time of application for construction permits**, the applicant shall include a "condition compliance" sheet with the construction plans that includes a complete copy of the final conditions of approval for the project.

Drainage

4. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section or 23.05.040 (Drainage) of the Land Use Ordinance.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Stormwater Control Plan

6. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

Conditions to be completed prior to issuance of a construction permit

7. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to, antennas, coaxial cables,

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associated mounting brackets, etc.). The color shall blend with the existing roof infrastructure atop the hotel.

Condition Compliance Coordinator

8. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

Hazards/Hazardous Materials

9. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

Site Restoration

10. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Fire Safety

11. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in the construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

12. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
13. **The facility shall not be operated** until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

14. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to antennas, coaxial cables, and associated mounting brackets) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

Explanatory Warning Signs for Occupational Exposures

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15. **Prior to final inspection**, Verizon shall mark boundaries with yellow and blue paint lines on the roof of the building to identify areas calculated to exceed the FCC occupational and public limits, respectively, and post explanatory signs (signs shall comply with OET-65 color, symbol, and content recommendations) next to the markings and on the antenna, such that signs would be readily visible from any angle of approach to persons who might need to work with that distance.
16. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

Hazardous Materials

17. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Mitigation Monitoring/Condition Compliance

18. **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.
19. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria CSD of all required fire/life safety measures.
20. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

21. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

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All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

23. Site access for construction and maintenance shall be from existing roads only (Moonstone Beach Road). **No road improvements shall occur.**

Visual/Aesthetic Resources

24. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
25. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

26. Co-location is allowed by other carriers at this site, if technically feasible, subject to prior written consent by Grantors of the PG&E easement, and land use permit approval.

Electric and Magnetic Fields

27. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

28. No exterior lighting is approved for the project.